

**ORDINANCE NO. 20060302-009**

**AN ORDINANCE AMENDING ORDINANCE NO. 20051117-Z018 TO CORRECT A TYPOGRAPHICAL ERROR RELATED TO THE ZONING DISTRICT DESIGNATION FOR PROPERTY LOCATED AT WEST 3<sup>RD</sup> STREET AND BOWIE STREET.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The heading of Ordinance No. 20051117-Z018 is amended to read:

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT WEST 3<sup>RD</sup> STREET AND BOWIE STREET FROM DOWNTOWN MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE-CENTRAL URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (DMU-CURE-CO) COMBINING DISTRICT.**

**PART 2.** Part 1 of Ordinance No. 20051117-Z018 is amended to read:

The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from downtown mixed use (DMU) district to downtown mixed use-central urban redevelopment-conditional overlay (DMU-CURE-CO) combining district on the property described in Zoning Case No. C14-05-0136, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 9, 10, 11, 12, and 13, Outlot 11, Block 4, Raymonds Plateau Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 30, of the Plat Records of Travis County, Texas (the "Property"),

locally known as the property located at West 3<sup>rd</sup> Street and Bowie Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 3.** Part 2 of Ordinance No. 20051117-Z018 is amended to read:

The regulations for the Property within the boundaries of the CURE-CO combining district established by this ordinance are modified as follows:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 3,000 trips per day.
2. For a structure on property adjacent to and oriented toward the south property line a building base wall is required with a maximum height of 60 feet.
3. The building coverage at a height of 60 feet above the finished grade is 8,000 square feet.
4. The maximum height of a structure or building on the property is 400 feet from ground level.
5. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 12 to 1.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) base district and other applicable requirements of the City Code.

**PART 4.** In all other respects the terms and conditions of Ordinance No. 20051117-Z018 remain in effect.

**PART 5.** This ordinance takes effect on March 13, 2006.

**PASSED AND APPROVED**

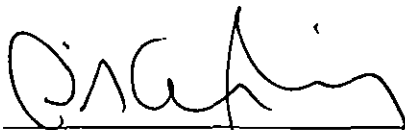
\_\_\_\_\_, March 2, 2006

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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk